

RETURN DATE: JUNE 6, 2017 : SUPERIOR COURT
873 WB LLC : J.D. OF NEW BRITAIN
V. : AT NEW BRITAIN
CITY OF HARTFORD,
CITY OF HARTFORD BOARD
OF ASSESSMENT APPEALS, AND
CITY OF HARTFORD TAX
ASSESSOR : MAY 12, 2017

CITATION AND RECOGNIZANCE

TO ANY PROPER OFFICER

By authority of the State of Connecticut, you are hereby commanded to summon the City of Hartford to appear before the Superior Court in and for the Judicial District of New Britain, at New Britain, on June 6, 2017, then and there to answer unto the foregoing Application of 873 WB LLC.

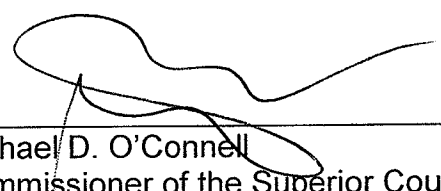
873 WB LLC, of 110 East 59th Street, 6th Floor, New York, New York, as principal, and Robert Flynn, of 280 Trumbull Street, Hartford, Connecticut, as surety, are hereby recognized as jointly and severally bound unto the said City of Hartford in the sum of \$250.00, conditioned that the applicants shall prosecute

their application to effect and comply with and conform to the orders and decrees of the Court in the matter.

Hereof, fail not, but due service make in the same manner as is required in case of a civil summons and due return make.

I hereby certify that I have personal knowledge of the financial responsibility of the Plaintiff and deem it sufficient to pay the costs of this action.

Dated at Hartford, Connecticut, this 12th day of May, 2017.



Michael D. O'Connell
Commissioner of the Superior Court

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Appeal from Board of Assessment Appeals

Application

To the Superior Court in and for the Judicial District of New Britain, at New Britain, on June 6, 2017, comes 873 WB LLC, of 110 East 59th Street, 6th Floor, New York, New York, appealing from the action of the Board of Assessment Appeals of the City of Hartford (the "City") and complains and says:

Excessive Valuation

1. The applicant on October 1, 2016, was the owner of certain property in the City of Hartford known as 873 West Boulevard, and shown as 135-385-190 in the City of Hartford Assessor's records (the "Property").

2. On or about October 1, 2016, the assessors of the City valued the Property at a fair market value of \$11,205,500.00.

3. The assessors determined that this property should be liable for taxation at 70% of its true and actual valuation on that assessment date, such that the Property was assessed at \$7,843,850.00.

4. The applicant, duly appealed to the Board of Assessment Appeals of the City claiming to be aggrieved by the action of the assessors and offered to be sworn and answer all questions concerning the property.

5. By decision dated March 29, 2017, the Board of Assessment Appeals denied the appeal.

6. The valuation of this Property placed thereon by the assessors and the Board of Assessment Appeals was not that percentage of its true and actual value on that assessment date but was unreasonably excessive, disproportionate and unlawful.

WHEREFORE, the applicant appeals from the action and ruling on the board of assessment appeals and prays that the valuation of this property on October 1, 2016 be reduced to 70% of its true and actual value.

Dated at Hartford, Connecticut, this 12th day of May, 2017.

THE APPLICANT
873 WB LLC

By 

MICHAEL D. O'CONNELL
O'Connell, Attmore & Morris, LLC
280 Trumbull Street
Hartford, CT 06103-3598
Juris No. 104083
(860) 548-1300

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STATEMENT OF AMOUNT IN DEMAND

The amount, legal interest or property in demand is FIFTEEN THOUSAND
DOLLARS (\$15,000.00) or more, exclusive of interest and costs.

THE PLAINTIFF
873 WB LLC

By


MICHAEL D. O'CONNELL
O'Connell, Attmore & Morris, LLC
Its Attorneys